

AVAILABLE FOR BUILD-TO-SUIT

Beacon Hill Business Park | U.S. 290 @ FM 362, Waller County, Texas 77484
±78-Acre Site Accommodating Up To 1.2 Million SF | Industrial Development Opportunity

partners

PARTNERSREALSTATE.COM



*Rendering is Conceptual and Final Building Design is Subject to Change

GRAY GILBERT, SIOR

PARTNER

tel 713 301 7252

gray.gilbert@partnersrealestate.com

CHRIS HARO

PARTNER

tel 713 275 9620

chris.haro@partnersrealestate.com

JACK GILBERT

SENIOR ASSOCIATE

tel 713 275 9657

jack.gilbert@partnersrealestate.com

LAURA DENKLER, HINES

MANAGING DIRECTOR

tel 713 237 5645

laura.denkler@hines.com

Hines

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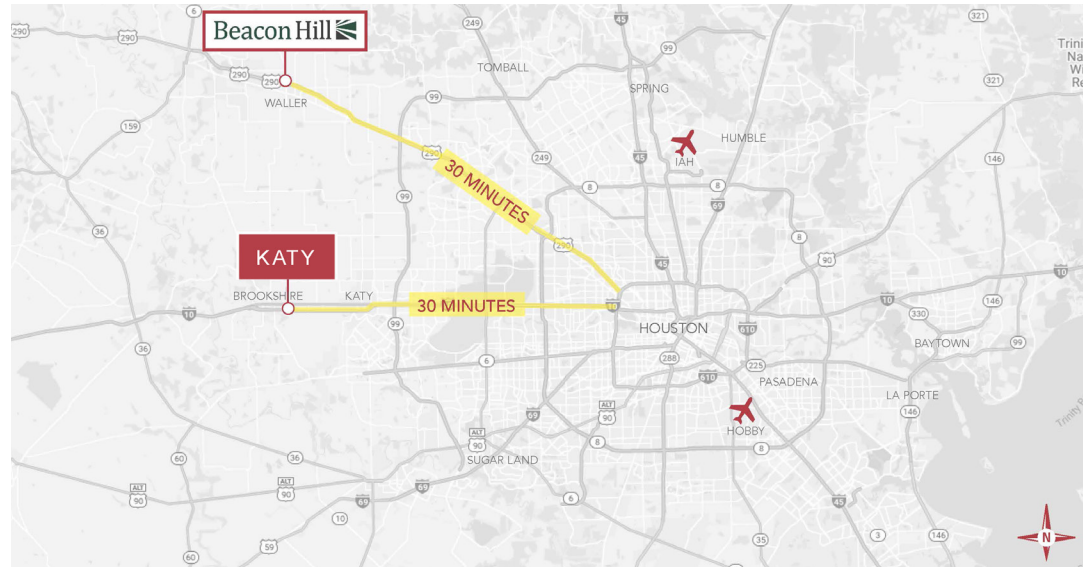
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ABOUT BEACON HILL

Wolff Companies' master-planned development in Waller County, Beacon Hill, consists of 564 acres and is located on the north side of U.S. 290 within the City of Waller. The southern 294 acres features shovel-ready sites available for uses ranging from industrial, office, retail, and multi-family. Long Lake is constructing a 900 home master-planned residential community on the northernmost 270 acres.

SITE FEATURES

- ±78 acres available for industrial development - owned by Hines
- Site can accommodate 1.2M sf distribution center
- Utilities in-place
 - » Water, sewer, and natural gas served by the City of Waller are already in place
- CenterPoint provides electrical to the site
- Outside 500-year floodplain - nearly 300' above sea level
- Tax incentives available for qualified prospects
- Double Freeport Tax Exemption available (from Waller ISD & City of Waller) for qualified inventory
- Located in Beacon Hill, a 294-acre deed-restricted, master-planned business park in the City of Waller, Waller County
- Nearly 6,000' of frontage on U.S. 290
- Interchange to be completed in 2023 including:
 - » Off-ramp from U.S. 290 to Beacon Hill Blvd.
 - » Mile-long U.S. 290 frontage road connecting Beacon Hill Blvd. to James R. Muse Pkwy.
 - » U-turn under U.S. 290 at James R. Muse Pkwy. to aid in traffic flow



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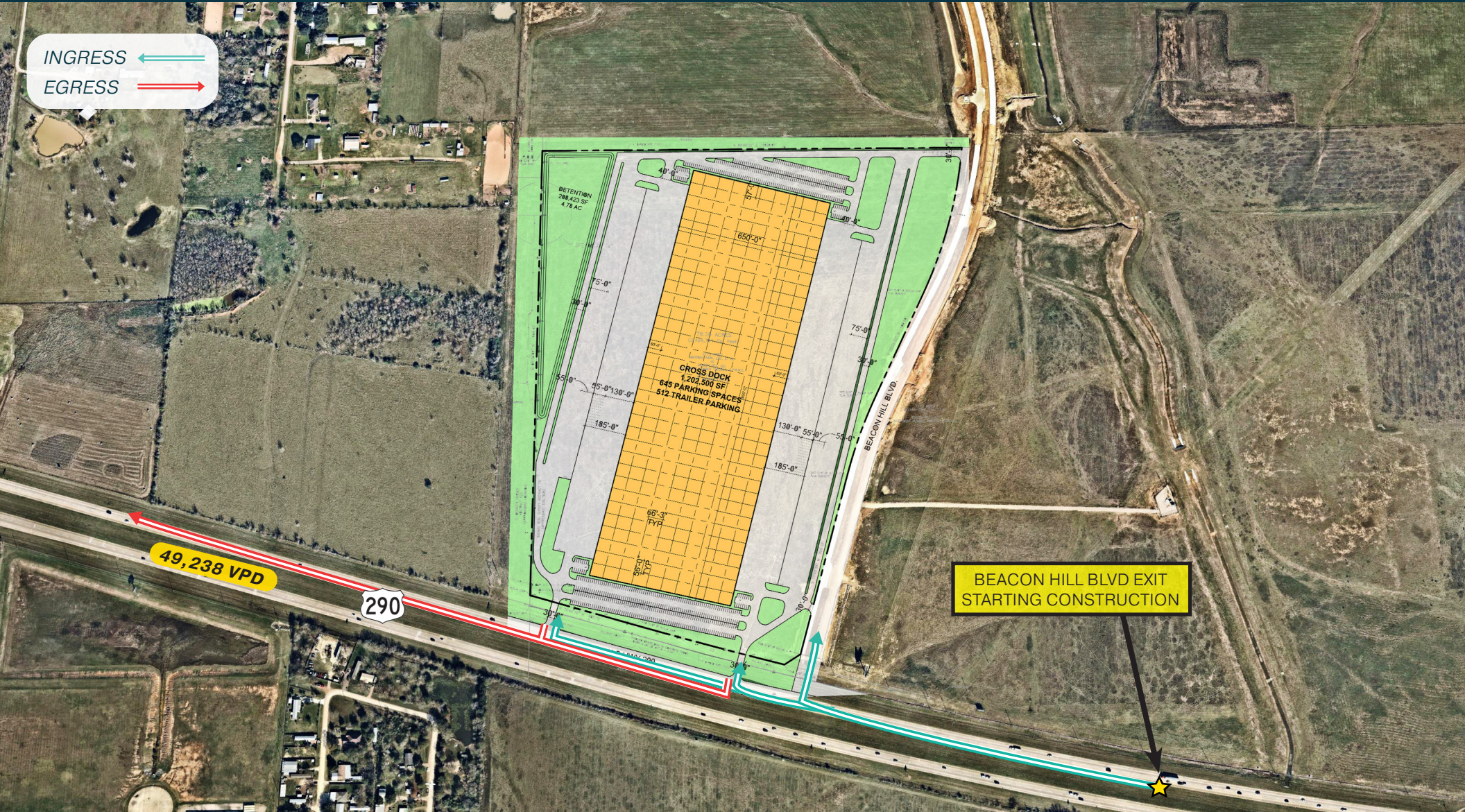
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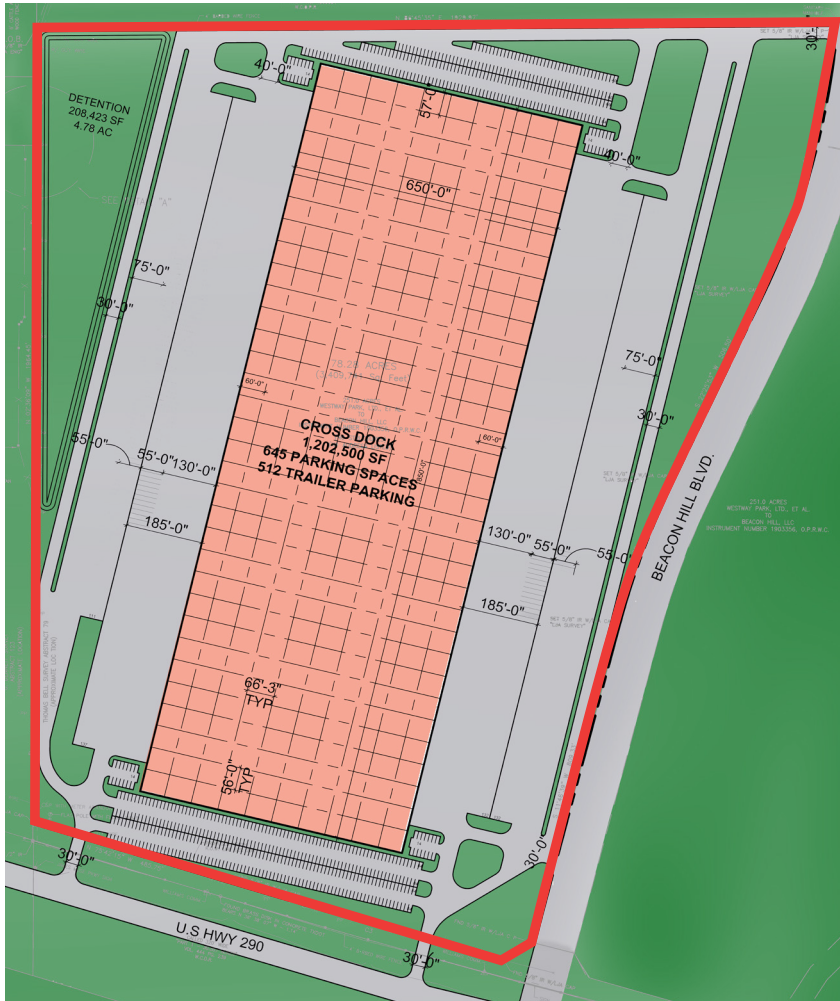
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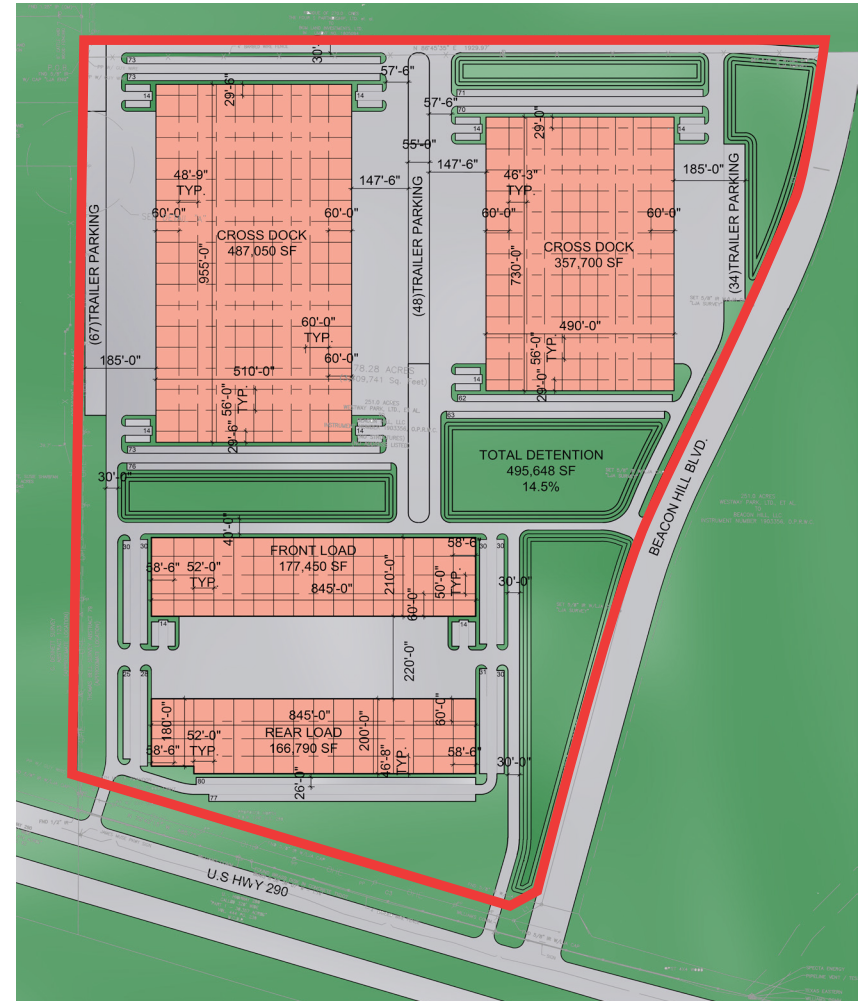
OPTION 1

CROSS DOCK: 1,202,500 SF



OPTION 2

CROSS DOCK: 487,050 SF & 357,700 SF
 FRONT LOAD: 177,450 SF
 REAR LOAD: 166,790 SF



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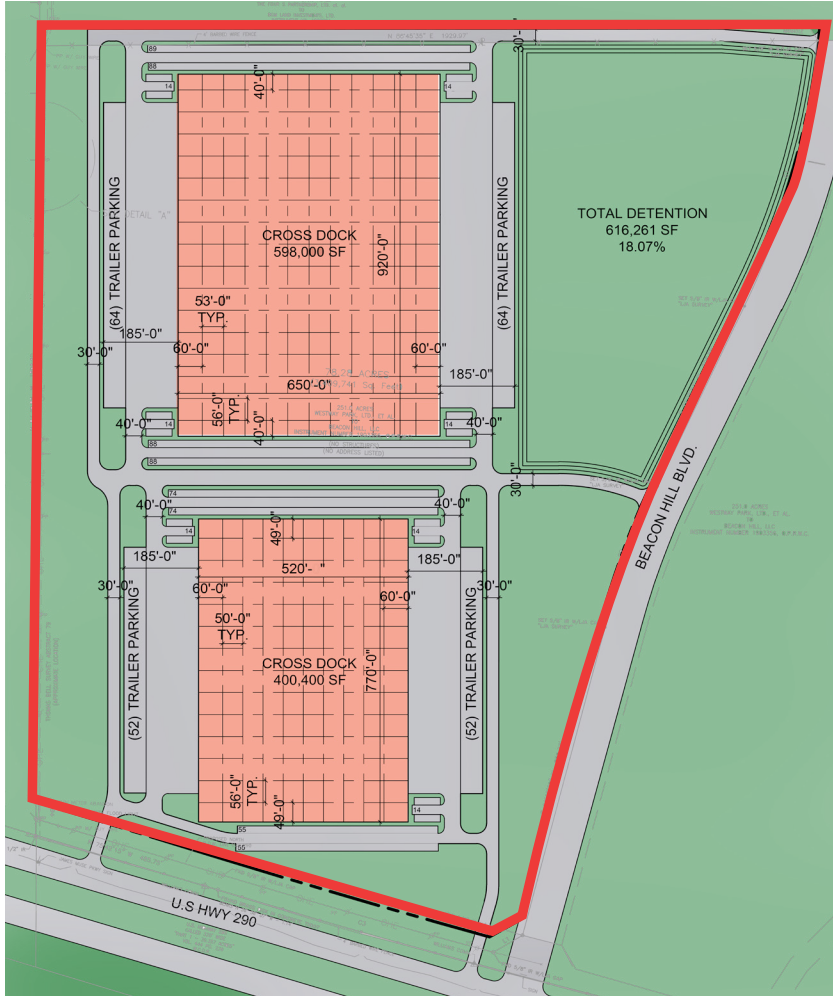
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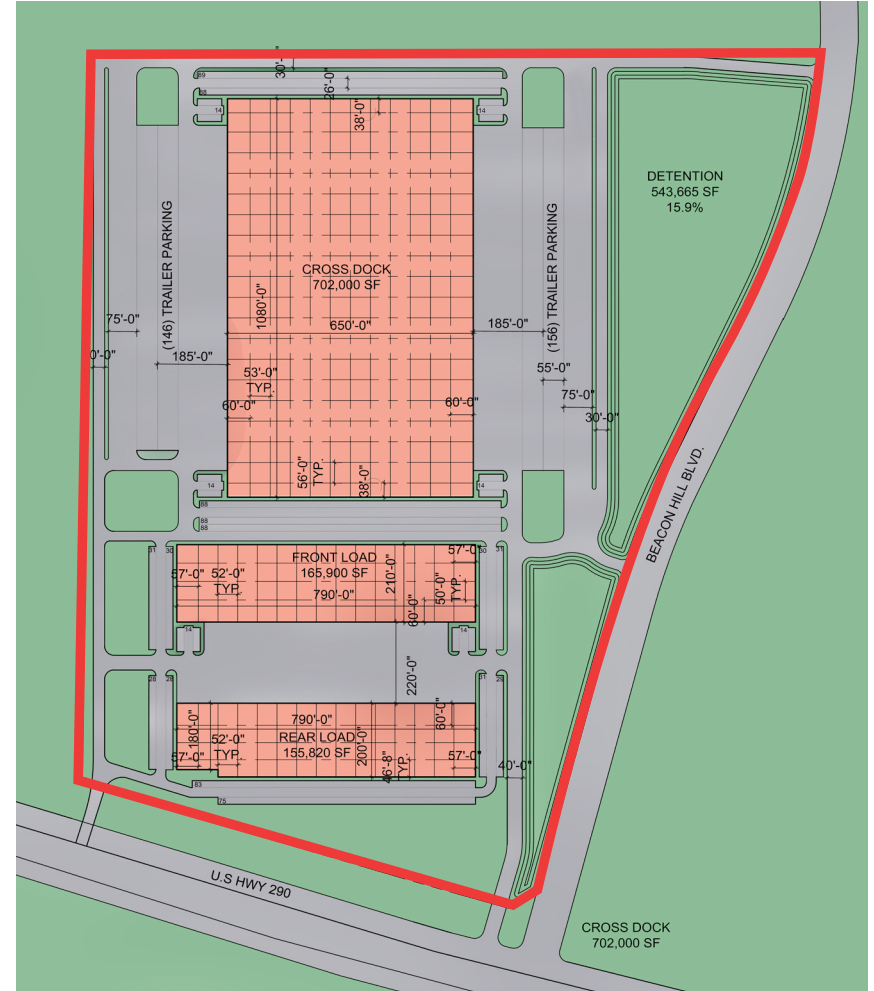
OPTION 3

CROSS DOCK: 598,000 SF & 400,400 SF



OPTION 4

CROSS DOCK: 702,000 SF
 FRONT LOAD: 165,900 SF
 REAR LOAD: 155,820 SF



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Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



11-2-2015

Information About Brokerage Services

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

PCR Brokerage Houston, LLC dba Partners	<u>9003949</u>	<u>licensing@partnersrealestate.com</u>	<u>713-629-0500</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Jon Silberman</u>	<u>389162</u>	<u>jon.silberman@partnersrealestate.com</u>	<u>713-629-0500</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Travis Land</u>	<u>498101</u>	<u>travis.land@partnersrealestate.com</u>	<u>713-629-0500</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Gray Gilbert</u>	<u>408873</u>	<u>gray.gilbert@partnersrealestate.com</u>	<u>713-629-0500</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____